HOUSING MARKET INFORMATION

HOUSING NOW
Edmonton CMA

CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: February 2011

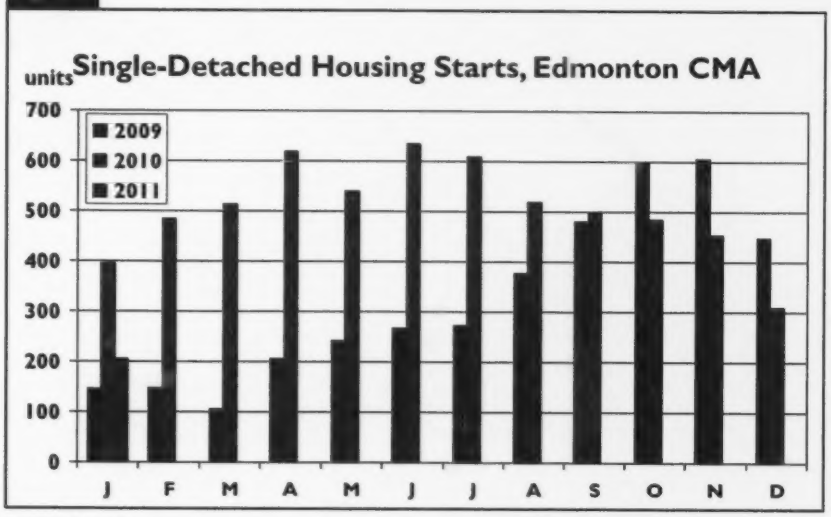
New Home Market

Edmonton's Housing Starts Lower in January

Total housing starts in the Alberta Capital region decreased on a year-over-year basis for the fourth month in row in January. Housing starts in the Edmonton Census Metropolitan Area (CMA) reached 363 units in January compared with 577 units in the same month of 2010.

Single-detached home builders started work on 205 units in January, just under half the number started this time last year. However, this time last year the industry was in the midst of a strong resurgence. As well, heavy snow and cold temperatures over the past month have delayed production. Within the City of Edmonton, production levels decreased by a similar margin, as did activity in the suburban markets where starts declined by 47 per cent year-over-year.

Figure 1



Source: CMHC

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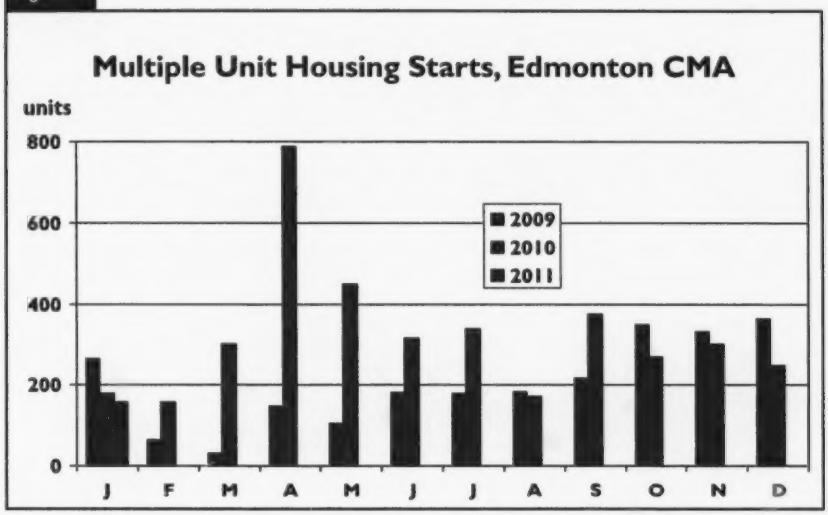
Single-detached homes absorbed in January for a median price of $445,350, up almost six per cent from the median value reported in January 2010. There were 428 singles absorbed in January, representing an increase of 22 per cent from the same month in 2010. However, completions in January reached 454 units, marking the thirteen consecutive month of year-over-year gains. With completions outpacing absorptions, the inventory of completed and unoccupied units advanced from December's tally to 556 units. This time last year, the inventory stood at 419 units.

The number of single-detached homes under construction across the Edmonton region stood at 3,431 units at the end of January, representing a 12 per cent increase from the same time last year. However, the count of units in progress has been decreasing month-over-month since September and January's tally was the lowest in nine months. With the decline in units under construction, gains to inventory should moderate in the coming months.

Multiple unit starts, which consist of semi-detached, row, and apartments units, totalled 158 units in January, down 12 per cent from January 2010. Despite improved apartment activity, production was down year-over-year in semi-detached and row (townhouse) units by 62 and 39 per cent, respectively. January's 80 apartment starts were for condominium tenure slated for the Leduc area. In the City of Edmonton, multiple dwelling starts decreased by over 56 per cent from last January to 66 units. This was somewhat offset by activity in the suburban locations which increased more than threefold over the same month in 2010.

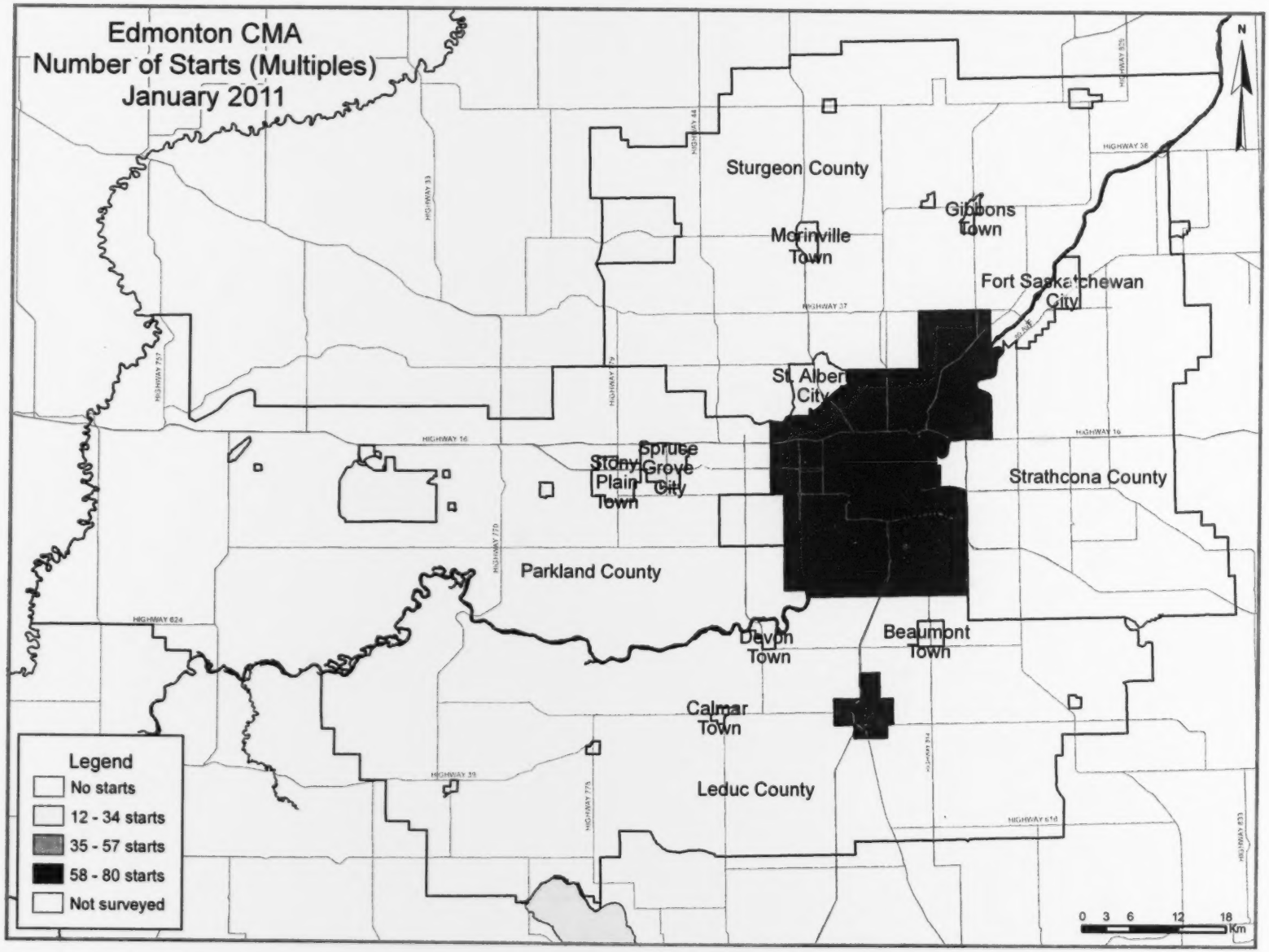
Figure 2

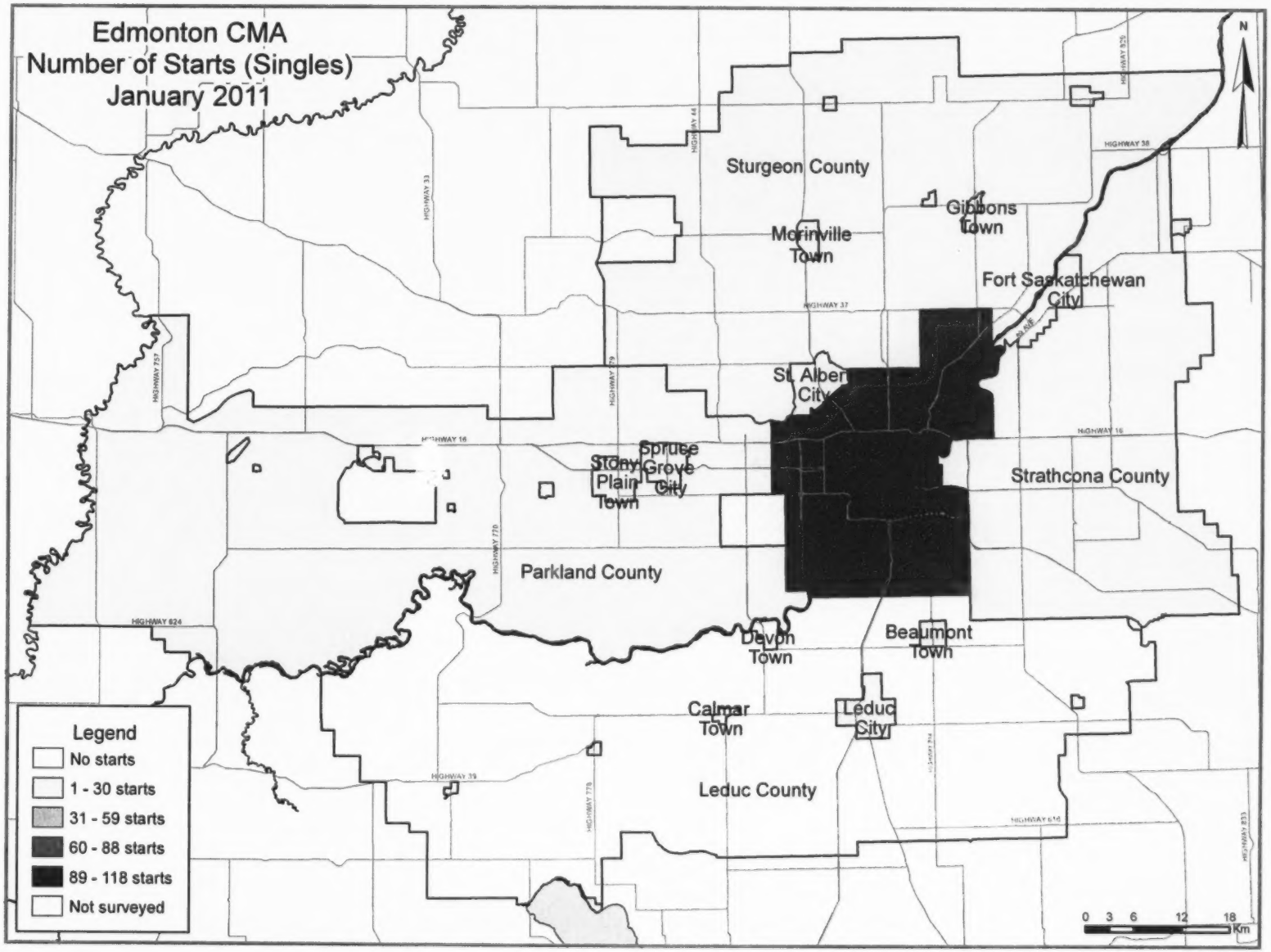


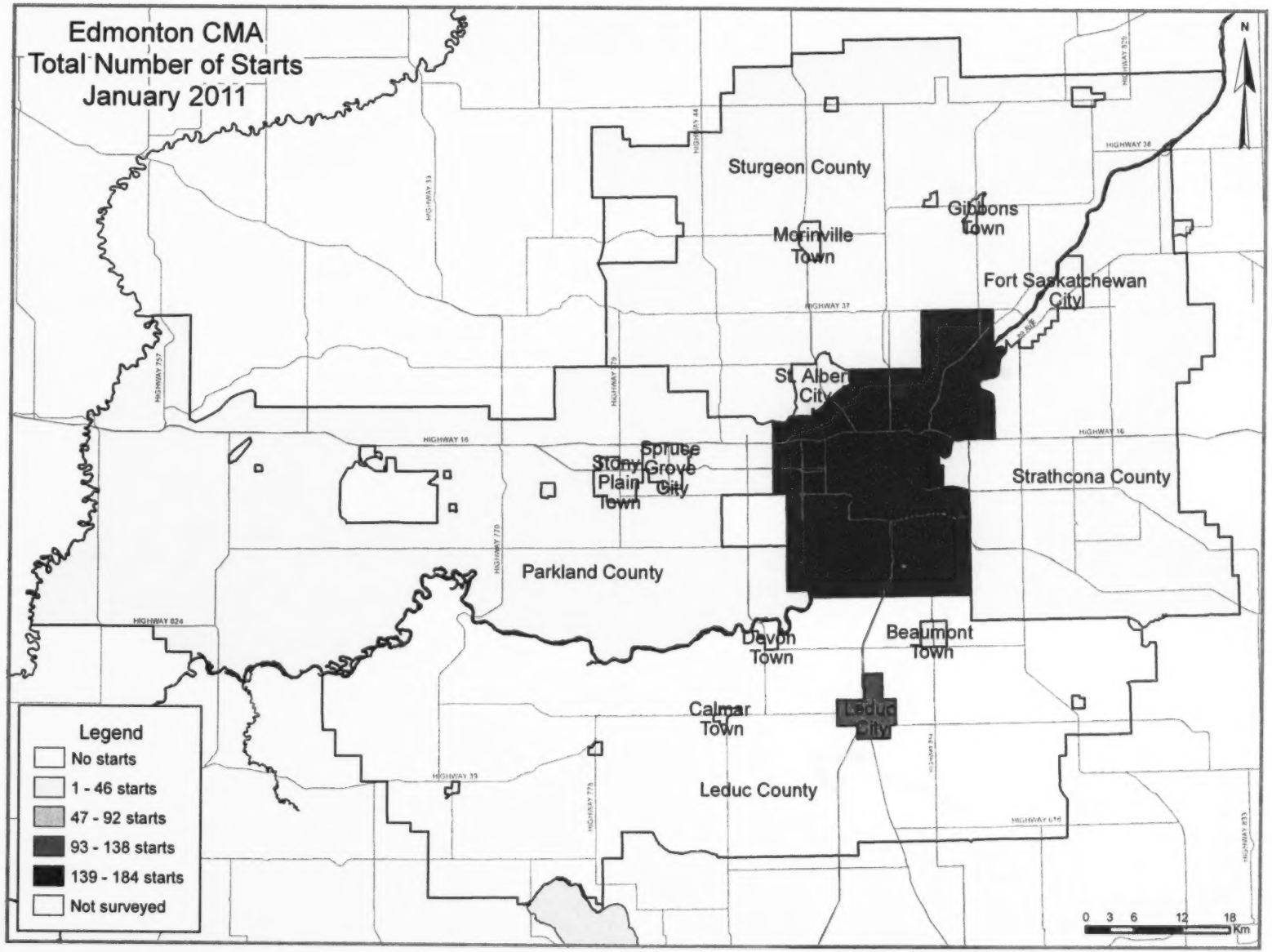
Source: CMHC

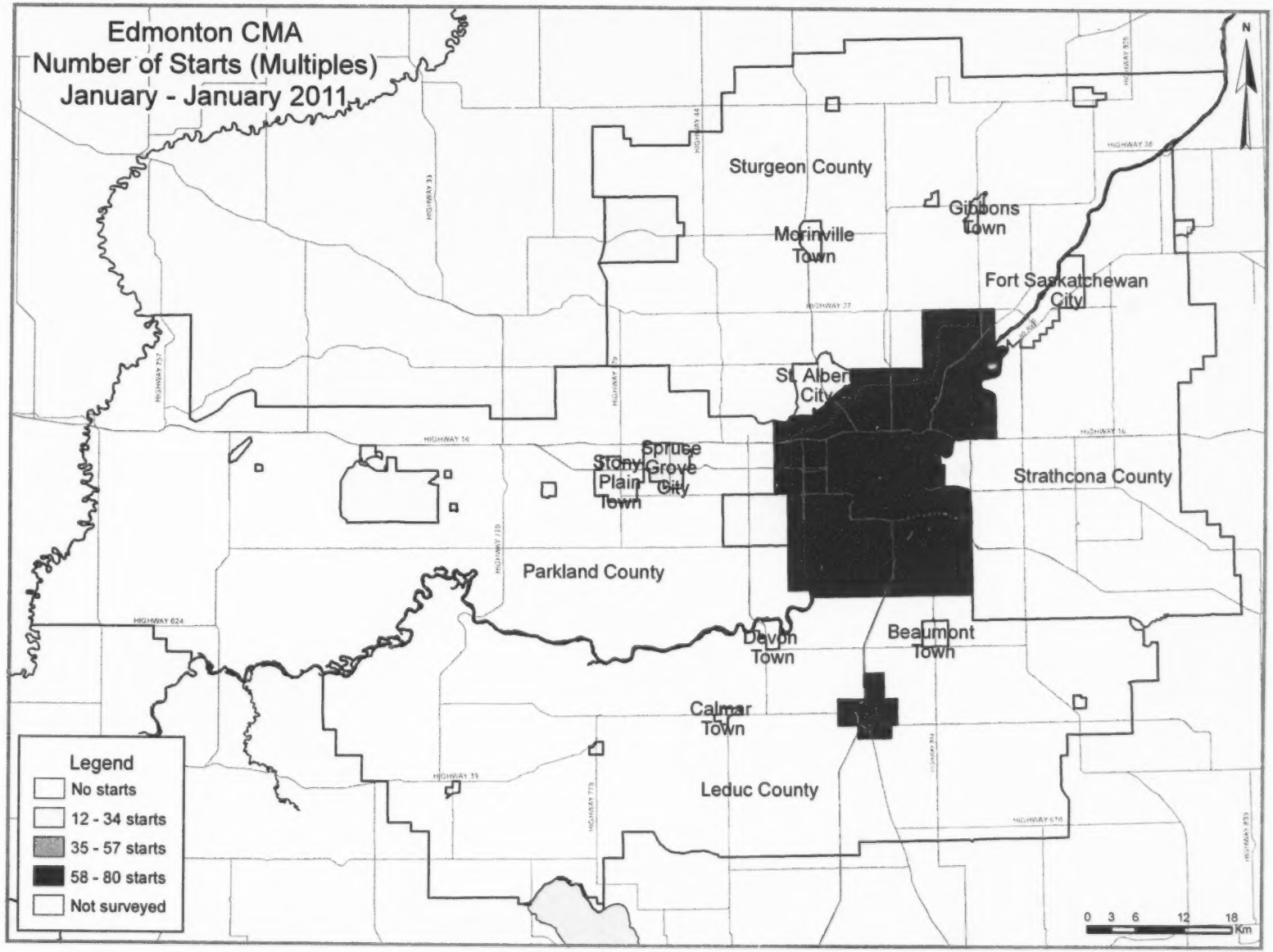
Multi-family inventories stood at 933 units in January, down 14 per cent from the first month of 2010. However, completions exceeded absorptions in January and the unabsorbed inventory rose slightly from the previous month of December. While apartment inventories were down month-over-month in January, the number of unabsorbed semi-detached and row units moved upward. At 649 complete and unabsorbed units, apartments represented close to 70 per cent of the total multi-family inventory, a proportion similar to this time last year.

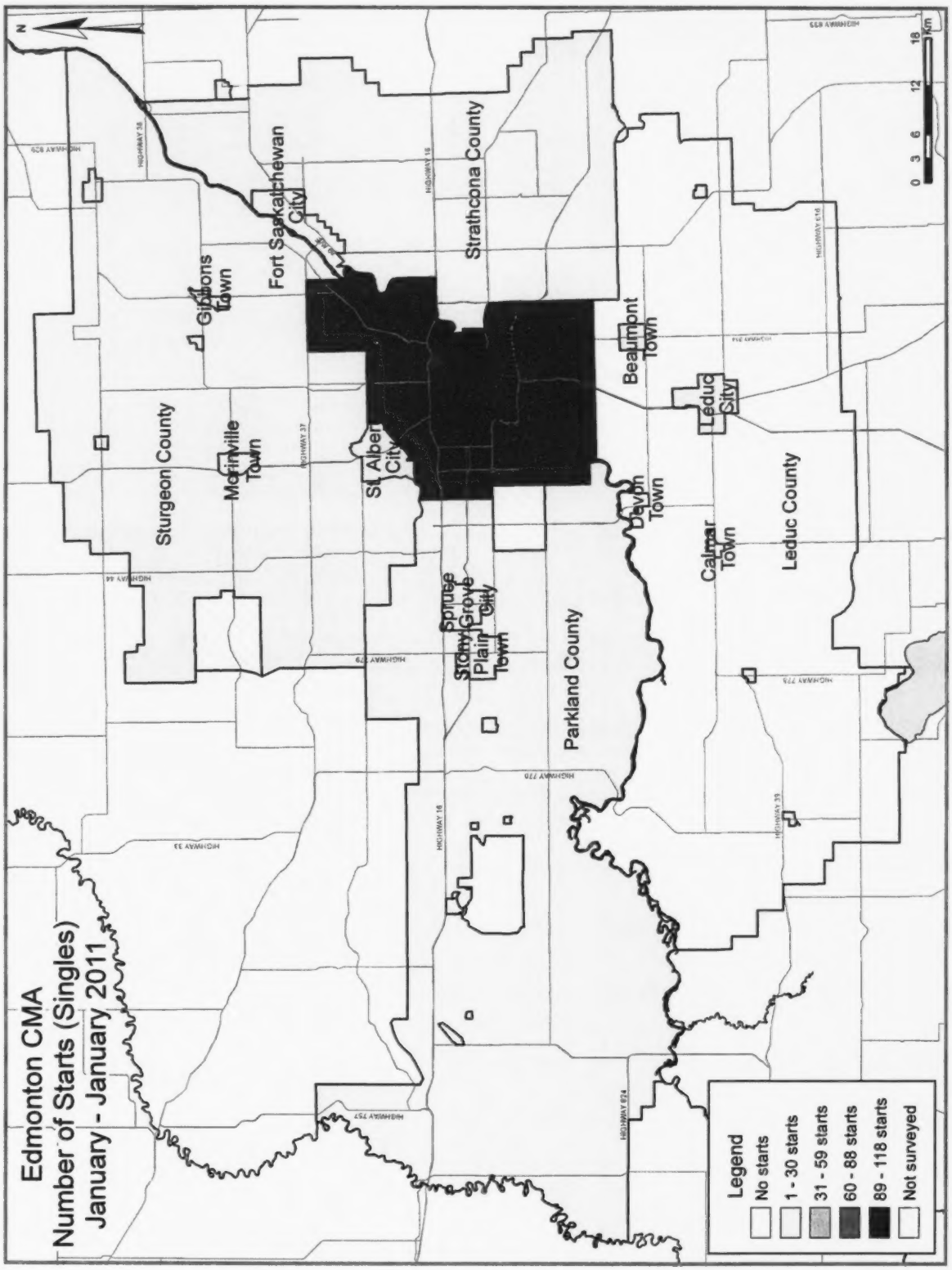
Total multiple unit supply across Greater Edmonton, which includes units under construction as well as those in inventory, stood at 5,795 units in January. While supply was up year-over-year by over 2.5 per cent, it was at the lowest level since March 2010.

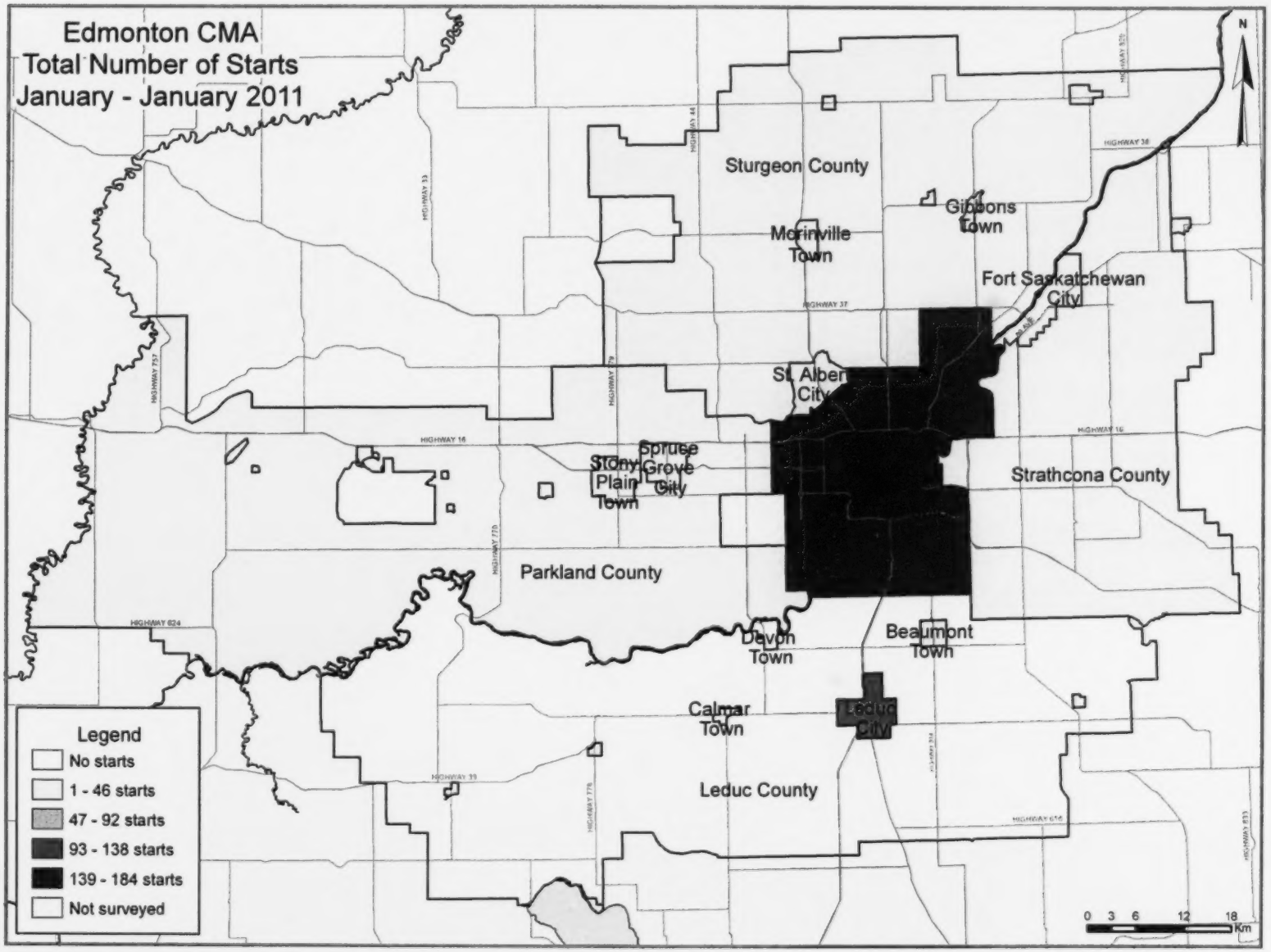

Edmonton CMA
Number of Starts (Multiples)
January 2011
N
Sturgeon County
Gibbons Town
Morinville Town
Fort Saskatchewan City
St. Albert City
Spruce Grove City
Stony Plain Town
Strathcona County
Parkland County
Devon Town
Beaumont Town
Calmar Town
Leduc County
HIGHWAY 16
HIGHWAY 37
HIGHWAY 38
HIGHWAY 44
HIGHWAY 33
HIGHWAY 757
HIGHWAY 779
HIGHWAY 624
HIGHWAY 39
HIGHWAY 775
HIGHWAY 616
Legend
No starts
12 - 34 starts
35 - 57 starts
58 - 80 starts
Not surveyed
0 3 6 12 18
Km


Edmonton CMA
Number of Starts (Singles)
January 2011
Sturgeon County
Gibbons Town
Morinville Town
Fort Saskatchewan City
St. Albert City
Spruce Grove City
Stony Plain Town
Strathcona County
Parkland County
Devon Town
Beaumont Town
Calmar Town
Leduc City
Leduc County
Legend
No starts
1 - 30 starts
31 - 59 starts
60 - 88 starts
89 - 118 starts
Not surveyed
0 3 6 12 18
Km
N


Edmonton CMA
Total Number of Starts
January 2011
N
Sturgeon County
Gibbons Town
Morinville Town
Fort Saskatchewan City
St. Albert City
Strathcona County
Spruce Grove City
Stony Plain Town
Parkland County
Devon Town
Beaumont Town
Calmar Town
Leduc City
Leduc County
HIGHWAY 16
HIGHWAY 37
HIGHWAY 824
HIGHWAY 39
Legend
No starts
1 - 46 starts
47 - 92 starts
93 - 138 starts
139 - 184 starts
Not surveyed
0 3 6 12 18
Km


Edmonton CMA
Number of Starts (Multiples)
January - January 2011
Sturgeon County
Gibbons Town
Morinville Town
Fort Saskatchewan City
St. Albert City
Strathcona County
Spruce Grove City
Stony Plain Town
Parkland County
Devon Town
Beaumont Town
Calmar Town
Leduc County
HIGHWAY 16
HIGHWAY 37
HIGHWAY 38
HIGHWAY 44
HIGHWAY 43
HIGHWAY 779
HIGHWAY 624
HIGHWAY 19
Legend
No starts
12 - 34 starts
35 - 57 starts
58 - 80 starts
Not surveyed
0 3 6 12 18
Km
N


Edmonton CMA
Number of Starts (Singles)
January - January 2011
Legend
No starts
1 - 30 starts
31 - 59 starts
60 - 88 starts
89 - 118 starts
Not surveyed
Fort Saskatchewan City
Strathcona County
Gibbons Town
Sturgeon County
Morinville Town
St. Albert City
Beaumont Town
Leduc City
Devon Town
Calmar Town
Leduc County
Spruce Grove City
Stony Plain Town
Parkland County
HIGHWAY 16
HIGHWAY 37
HIGHWAY 44
HIGHWAY 779
HIGHWAY 33
HIGHWAY 28
HIGHWAY 39
HIGHWAY 814
HIGHWAY 825
HIGHWAY 757
HIGHWAY 824
0 3 6 12 18 Km
N


Edmonton CMA
Total Number of Starts
January - January 2011
N
Sturgeon County
Gibbons Town
Morinville Town
Fort Saskatchewan City
St. Albert City
Strathcona County
Stony Plain Town
Spruce Grove City
Parkland County
Devon Town
Beaumont Town
Calmar Town
Leduc City
Leduc County
Legend
No starts
1 - 46 starts
47 - 92 starts
93 - 138 starts
139 - 184 starts
Not surveyed
0 3 6 12 18
Km

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.1	Housing Activity Summary by Submarket
1.2	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Activity Summary of Edmonton CMA
January 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
January 2011	205	32	30	0	16	80	0	0	363
January 2010	396	104	0	1	59	5	12	0	577
% Change	-48.2	-69.2	n/a	-100.0	-72.9	**	-100.0	n/a	-37.1
Year-to-date 2011	205	32	30	0	16	80	0	0	363
Year-to-date 2010	396	104	0	1	59	5	12	0	577
% Change	-48.2	-69.2	n/a	-100.0	-72.9	**	-100.0	n/a	-37.1
UNDER CONSTRUCTION									
January 2011	3,412	570	89	11	868	2,886	39	375	8,293
January 2010	3,027	750	79	15	924	2,281	27	513	7,616
% Change	12.7	-24.0	12.7	-26.7	-6.1	26.5	44.4	-26.9	8.9
COMPLETIONS									
January 2011	453	82	31	1	47	69	3	3	689
January 2010	373	60	3	1	46	319	0	2	804
% Change	21.4	36.7	**	0.0	2.2	-78.4	n/a	50.0	-14.3
Year-to-date 2011	453	82	31	1	47	69	3	3	689
Year-to-date 2010	373	60	3	1	46	319	0	2	804
% Change	21.4	36.7	**	0.0	2.2	-78.4	n/a	50.0	-14.3
COMPLETED & NOT ABSORBED									
January 2011	553	97	19	2	168	620	1	29	1,489
January 2010	418	72	11	0	239	716	4	47	1,507
% Change	32.3	34.7	72.7	n/a	-29.7	-13.4	-75.0	-38.3	-1.2
ABSORBED									
January 2011	428	73	25	0	40	67	3	13	649
January 2010	351	52	3	1	42	337	0	26	812
% Change	21.9	40.4	**	-100.0	-4.8	-80.1	n/a	-50.0	-20.1
Year-to-date 2011	428	73	25	0	40	67	3	13	649
Year-to-date 2010	351	52	3	1	42	337	0	26	812
% Change	21.9	40.4	**	-100.0	-4.8	-80.1	n/a	-50.0	-20.1

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
January 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Edmonton City									
January 2011	118	20	30	0	16	0	0	0	184
January 2010	233	76	0	0	59	5	12	0	385
Beaumont Town									
January 2011	6	0	0	0	0	0	0	0	6
January 2010	14	4	0	0	0	0	0	0	18
Devon Town									
January 2011	0	0	0	0	0	0	0	0	0
January 2010	0	0	0	0	0	0	0	0	0
Fort Saskatchewan City									
January 2011	5	0	0	0	0	0	0	0	5
January 2010	9	4	0	0	0	0	0	0	13
Leduc City									
January 2011	16	0	0	0	0	80	0	0	96
January 2010	27	2	0	0	0	0	0	0	29
Leduc County									
January 2011	9	0	0	0	0	0	0	0	9
January 2010	0	0	0	0	0	0	0	0	0
Morinville Town									
January 2011	14	0	0	0	0	0	0	0	14
January 2010	5	0	0	0	0	0	0	0	5
Parkland County									
January 2011	4	0	0	0	0	0	0	0	4
January 2010	1	0	0	0	0	0	0	0	1
Spruce Grove City									
January 2011	5	12	0	0	0	0	0	0	17
January 2010	42	18	0	0	0	0	0	0	60
St. Albert City									
January 2011	7	0	0	0	0	0	0	0	7
January 2010	3	0	0	0	0	0	0	0	3
Stony Plain Town									
January 2011	6	0	0	0	0	0	0	0	6
January 2010	7	0	0	0	0	0	0	0	7
Strathcona County									
January 2011	12	0	0	0	0	0	0	0	12
January 2010	30	0	0	1	0	0	0	0	31
Sturgeon County									
January 2011	9	0	0	0	0	0	0	0	9
January 2010	5	0	0	0	0	0	0	0	5
Remainder of the CMA									
January 2011	3	0	0	0	0	0	0	0	3
January 2010	11	0	0	0	0	0	0	0	11
Edmonton CMA									
January 2011	205	32	30	0	16	80	0	0	363
January 2010	396	104	0	1	59	5	12	0	577

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
January 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Edmonton City									
January 2011	1,776	378	56	11	665	2,249	23	66	5,267
January 2010	1,676	458	40	8	591	2,008	27	232	5,040
Beaumont Town									
January 2011	192	16	0	0	8	0	0	0	216
January 2010	92	16	0	0	28	0	0	0	136
Devon Town									
January 2011	7	0	0	0	10	0	0	28	45
January 2010	10	8	0	0	10	0	0	0	28
Fort Saskatchewan City									
January 2011	139	36	0	0	13	0	0	223	411
January 2010	107	78	7	0	30	0	0	152	374
Leduc City									
January 2011	184	34	0	0	12	160	0	24	414
January 2010	177	54	4	0	76	0	0	47	358
Leduc County									
January 2011	93	0	0	0	0	0	0	0	93
January 2010	64	2	0	0	0	0	0	0	66
Morinville Town									
January 2011	60	0	8	0	54	0	0	0	122
January 2010	37	2	7	0	46	20	0	0	112
Parkland County									
January 2011	178	2	0	0	0	0	0	0	180
January 2010	115	0	0	0	0	0	0	0	115
Spruce Grove City									
January 2011	116	56	17	0	0	99	0	0	288
January 2010	158	48	17	0	0	0	0	0	223
St. Albert City									
January 2011	105	4	0	0	0	101	0	0	210
January 2010	111	16	0	0	28	101	0	82	338
Stony Plain Town									
January 2011	47	4	4	0	44	141	12	0	252
January 2010	68	2	4	0	68	119	0	0	261
Strathcona County									
January 2011	292	36	4	0	62	136	0	34	564
January 2010	269	62	0	7	47	0	0	0	385
Sturgeon County									
January 2011	156	0	0	0	0	0	0	0	156
January 2010	98	2	0	0	0	0	0	0	100
Remainder of the CMA									
January 2011	67	4	0	0	0	0	4	0	75
January 2010	45	2	0	0	0	33	0	0	80
Edmonton CMA									
January 2011	3,412	570	89	11	868	2,886	39	375	8,293
January 2010	3,027	750	79	15	924	2,281	27	513	7,616

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
January 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Edmonton City									
January 2011	257	48	20	0	23	69	0	0	417
January 2010	224	42	0	1	30	319	0	2	618
Beaumont Town									
January 2011	17	2	0	0	6	0	0	0	25
January 2010	8	0	0	0	0	0	0	0	8
Devon Town									
January 2011	0	2	0	0	0	0	0	0	2
January 2010	0	0	0	0	5	0	0	0	5
Fort Saskatchewan City									
January 2011	18	4	11	0	0	0	0	0	33
January 2010	14	8	3	0	0	0	0	0	25
Leduc City									
January 2011	44	2	0	0	0	0	0	0	46
January 2010	29	2	0	0	0	0	0	0	31
Leduc County									
January 2011	5	0	0	0	0	0	0	0	5
January 2010	5	0	0	0	0	0	0	0	5
Morinville Town									
January 2011	8	0	0	0	0	0	3	3	14
January 2010	1	0	0	0	0	0	0	0	1
Parkland County									
January 2011	10	0	0	0	0	0	0	0	10
January 2010	9	0	0	0	0	0	0	0	9
Spruce Grove City									
January 2011	35	14	0	0	4	0	0	0	53
January 2010	20	4	0	0	0	0	0	0	24
St. Albert City									
January 2011	15	0	0	0	0	0	0	0	15
January 2010	18	0	0	0	2	0	0	0	20
Stony Plain Town									
January 2011	7	4	0	0	8	0	0	0	19
January 2010	8	2	0	0	6	0	0	0	16
Strathcona County									
January 2011	26	6	0	1	6	0	0	0	39
January 2010	28	2	0	0	3	0	0	0	33
Sturgeon County									
January 2011	10	0	0	0	0	0	0	0	10
January 2010	9	0	0	0	0	0	0	0	9
Remainder of the CMA									
January 2011	1	0	0	0	0	0	0	0	1
January 2010	0	0	0	0	0	0	0	0	0
Edmonton CMA									
January 2011	453	82	31	1	47	69	3	3	689
January 2010	373	60	3	1	46	319	0	2	804

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
January 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Edmonton City									
January 2011	248	51	9	0	90	432	1	17	848
January 2010	207	44	6	0	153	422	1	35	868
Beaumont Town									
January 2011	14	0	0	0	1	0	0	0	15
January 2010	10	0	0	0	2	0	0	0	12
Devon Town									
January 2011	2	0	0	0	0	0	0	0	2
January 2010	2	0	0	0	1	0	0	0	3
Fort Saskatchewan City									
January 2011	50	15	6	0	23	51	0	0	145
January 2010	32	14	1	0	23	73	0	0	143
Leduc City									
January 2011	39	5	0	0	8	20	0	0	72
January 2010	32	2	0	0	12	58	0	0	104
Leduc County									
January 2011	2	0	0	0	0	0	0	0	2
January 2010	1	0	0	0	0	0	0	0	1
Morinville Town									
January 2011	18	0	1	0	13	0	0	0	32
January 2010	21	1	1	0	17	9	0	0	49
Parkland County									
January 2011	12	0	0	0	0	0	0	0	12
January 2010	8	0	0	0	0	0	0	0	8
Spruce Grove City									
January 2011	28	13	3	0	3	93	0	0	140
January 2010	14	4	3	0	0	93	0	0	114
St. Albert City									
January 2011	43	1	0	0	3	0	0	0	47
January 2010	32	3	0	0	1	0	0	0	36
Stony Plain Town									
January 2011	20	1	0	0	21	0	0	0	42
January 2010	20	0	0	0	25	43	3	0	91
Strathcona County									
January 2011	77	9	0	2	6	2	0	12	108
January 2010	34	4	0	0	5	18	0	12	73
Sturgeon County									
January 2011	0	0	0	0	0	0	0	0	0
January 2010	2	0	0	0	0	0	0	0	2
Remainder of the CMA									
January 2011	0	2	0	0	0	22	0	0	24
January 2010	3	0	0	0	0	0	0	0	3
Edmonton CMA									
January 2011	553	97	19	2	168	620	1	29	1,489
January 2010	418	72	11	0	239	718	4	47	1,507

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
January 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Edmonton City									
January 2011	245	41	20	0	23	61	0	10	400
January 2010	202	32	0	1	24	330	0	2	591
Beaumont Town									
January 2011	15	2	0	0	6	0	0	0	23
January 2010	8	0	0	0	2	0	0	0	10
Devon Town									
January 2011	1	2	0	0	0	0	0	0	3
January 2010	0	0	0	0	4	0	0	0	4
Fort Saskatchewan City									
January 2011	15	6	5	0	0	1	0	0	27
January 2010	13	7	3	0	0	1	0	0	24
Leduc City									
January 2011	38	0	0	0	2	0	0	0	40
January 2010	29	2	0	0	1	5	0	0	37
Leduc County									
January 2011	5	0	0	0	0	0	0	0	5
January 2010	4	0	0	0	0	0	0	0	4
Morinville Town									
January 2011	8	0	0	0	0	0	3	3	14
January 2010	2	0	0	0	1	1	0	0	4
Parkland County									
January 2011	8	0	0	0	0	0	0	0	8
January 2010	13	0	0	0	0	0	0	0	13
Spruce Grove City									
January 2011	32	11	0	0	1	0	0	0	44
January 2010	21	4	0	0	0	0	0	0	25
St. Albert City									
January 2011	17	0	0	0	0	0	0	0	17
January 2010	13	2	0	0	2	0	0	0	17
Stony Plain Town									
January 2011	7	4	0	0	1	0	0	0	12
January 2010	9	3	0	0	5	0	0	0	17
Strathcona County									
January 2011	26	7	0	0	7	1	0	0	41
January 2010	26	2	0	0	3	0	0	24	55
Sturgeon County									
January 2011	10	0	0	0	0	0	0	0	10
January 2010	9	0	0	0	0	0	0	0	9
Remainder of the CMA									
January 2011	1	0	0	0	0	4	0	0	5
January 2010	2	0	0	0	0	0	0	0	2
Edmonton CMA									
January 2011	428	73	25	0	40	67	3	13	649
January 2010	351	52	3	1	42	337	0	26	812

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: History of Housing Starts of Edmonton CMA 2001 - 2010									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2010	6,054	1,158	125	8	828	1,463	38	285	9,959
% Change	55.9	25.3	-9.4	-42.9	36.2	**	**	-2.7	57.7
2009	3,883	924	138	14	608	453	4	293	6,317
% Change	49.1	50.5	200.0	**	-18.6	-81.9	-81.0	**	-4.5
2008	2,604	614	46	2	747	2,507	21	74	6,615
% Change	-65.9	-51.7	-11.5	-93.1	-54.6	-35.0	-44.7	-79.2	-55.6
2007	7,644	1,270	52	29	1,644	3,856	38	355	14,888
% Change	-15.4	18.0	6.1	-3.3	54.4	11.9	**	36.0	-0.5
2006	9,032	1,076	49	30	1,065	3,445	12	261	14,970
% Change	19.1	52.0	**	-11.8	-5.2	11.2	-84.4	-60.7	12.6
2005	7,586	708	3	34	1,124	3,098	77	664	13,294
% Change	15.4	7.9	-62.5	-12.8	29.0	28.7	-27.4	-19.7	15.7
2004	6,574	656	8	39	871	2,407	106	827	11,488
% Change	3.5	33.9	-89.7	2.6	-14.9	-22.9	-10.2	-28.7	-7.2
2003	6,353	490	78	38	1,023	3,120	118	1,160	12,380
% Change	-7.1	40.8	**	72.7	-5.8	48.9	-25.3	-42.9	-1.6
2002	6,838	348	3	22	1,086	2,096	158	2,030	12,581
% Change	38.4	89.1	-85.0	22.2	125.3	95.9	**	80.3	60.2
2001	4,939	184	20	18	482	1,070	12	1,126	7,855

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
January 2011

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Jan 2011	Jan 2010	Jan 2011	Jan 2010	Jan 2011	Jan 2010	Jan 2011	Jan 2010	Jan 2011	Jan 2010	% Change
Edmonton City	118	233	36	98	30	49	0	5	184	385	-52.2
Beaumont Town	6	14	0	4	0	0	0	0	6	18	-66.7
Calmar Town	0	0	0	0	0	0	0	0	0	0	n/a
Devon Town	0	0	0	0	0	0	0	0	0	0	n/a
Fort Saskatchewan City	5	9	0	4	0	0	0	0	5	13	-61.5
Gibbons Town	1	3	0	0	0	0	0	0	1	3	-66.7
Leduc City	16	27	0	2	0	0	80	0	96	29	**
Leduc County	0	9	0	0	0	0	0	0	0	9	-100.0
Morinville Town	14	5	0	0	0	0	0	0	14	5	180.0
Parkland County	4	1	0	0	0	0	0	0	4	1	**
Spruce Grove City	5	42	12	18	0	0	0	0	17	60	-71.7
St. Albert City	7	3	0	0	0	0	0	0	7	3	133.3
Stony Plain Town	6	7	0	0	0	0	0	0	6	7	-14.3
Strathcona County	12	31	0	0	0	0	0	0	12	31	-61.3
Sturgeon County	9	5	0	0	0	0	0	0	9	5	80.0
Remainder of the CMA	2	8	0	0	0	0	0	0	2	8	-75.0
Edmonton CMA	205	397	48	126	30	49	80	5	363	577	-37.1

Table 2.1: Starts by Submarket and by Dwelling Type
January - January 2011

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	% Change
Edmonton City	118	233	36	98	30	49	0	5	184	385	-52.2
Beaumont Town	6	14	0	4	0	0	0	0	6	18	-66.7
Calmar Town	0	0	0	0	0	0	0	0	0	0	n/a
Devon Town	0	0	0	0	0	0	0	0	0	0	n/a
Fort Saskatchewan City	5	9	0	4	0	0	0	0	5	13	-61.5
Gibbons Town	1	3	0	0	0	0	0	0	1	3	-66.7
Leduc City	16	27	0	2	0	0	80	0	96	29	**
Leduc County	0	9	0	0	0	0	0	0	0	9	-100.0
Morinville Town	14	5	0	0	0	0	0	0	14	5	180.0
Parkland County	4	1	0	0	0	0	0	0	4	1	**
Spruce Grove City	5	42	12	18	0	0	0	0	17	60	-71.7
St. Albert City	7	3	0	0	0	0	0	0	7	3	133.3
Stony Plain Town	6	7	0	0	0	0	0	0	6	7	-14.3
Strathcona County	12	31	0	0	0	0	0	0	12	31	-61.3
Sturgeon County	9	5	0	0	0	0	0	0	9	5	80.0
Remainder of the CMA	2	8	0	0	0	0	0	0	2	8	-75.0
Edmonton CMA	205	397	48	126	30	49	80	5	363	577	-37.1

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
January 2011

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Jan 2011	Jan 2010	Jan 2011	Jan 2010	Jan 2011	Jan 2010	Jan 2011	Jan 2010
Edmonton City	30	37	0	12	0	5	0	0
Beaumont Town	0	0	0	0	0	0	0	0
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	0	0	0	0	0	0	0	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	0	0	0	0	80	0	0	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	0	0	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	0	0	0	0	0	0	0	0
St. Albert City	0	0	0	0	0	0	0	0
Stony Plain Town	0	0	0	0	0	0	0	0
Strathcona County	0	0	0	0	0	0	0	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	0	0	0
Edmonton CMA	30	37	0	12	80	5	0	0

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - January 2011

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Edmonton City	30	37	0	12	0	5	0	0
Beaumont Town	0	0	0	0	0	0	0	0
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	0	0	0	0	0	0	0	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	0	0	0	0	80	0	0	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	0	0	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	0	0	0	0	0	0	0	0
St. Albert City	0	0	0	0	0	0	0	0
Stony Plain Town	0	0	0	0	0	0	0	0
Strathcona County	0	0	0	0	0	0	0	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	0	0	0
Edmonton CMA	30	37	0	12	80	5	0	0

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
January 2011

Submarket	Freehold		Condominium		Rental		Total*	
	Jan 2011	Jan 2010	Jan 2011	Jan 2010	Jan 2011	Jan 2010	Jan 2011	Jan 2010
Edmonton City	168	309	16	64	0	12	184	385
Beaumont Town	6	18	0	0	0	0	6	18
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	5	13	0	0	0	0	5	13
Gibbons Town	1	3	0	0	0	0	1	3
Leduc City	16	29	80	0	0	0	96	29
Leduc County	0	9	0	0	0	0	0	9
Morinville Town	14	5	0	0	0	0	14	5
Parkland County	4	1	0	0	0	0	4	1
Spruce Grove City	17	60	0	0	0	0	17	60
St. Albert City	7	3	0	0	0	0	7	3
Stony Plain Town	6	7	0	0	0	0	6	7
Strathcona County	12	30	0	1	0	0	12	31
Sturgeon County	9	5	0	0	0	0	9	5
Remainder of the CMA	2	8	0	0	0	0	2	8
Edmonton CMA	267	500	96	65	0	12	363	577

Table 2.5: Starts by Submarket and by Intended Market
January - January 2011

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Edmonton City	168	309	16	64	0	12	184	385
Beaumont Town	6	18	0	0	0	0	6	18
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	5	13	0	0	0	0	5	13
Gibbons Town	1	3	0	0	0	0	1	3
Leduc City	16	29	80	0	0	0	96	29
Leduc County	0	9	0	0	0	0	0	9
Morinville Town	14	5	0	0	0	0	14	5
Parkland County	4	1	0	0	0	0	4	1
Spruce Grove City	17	60	0	0	0	0	17	60
St. Albert City	7	3	0	0	0	0	7	3
Stony Plain Town	6	7	0	0	0	0	6	7
Strathcona County	12	30	0	1	0	0	12	31
Sturgeon County	9	5	0	0	0	0	9	5
Remainder of the CMA	2	8	0	0	0	0	2	8
Edmonton CMA	267	500	96	65	0	12	363	577

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
January 2011

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Jan 2011	Jan 2010	Jan 2011	Jan 2010	Jan 2011	Jan 2010	Jan 2011	Jan 2010	Jan 2011	Jan 2010	% Change
Edmonton City	257	225	50	50	41	22	69	321	417	618	-32.5
Beaumont Town	17	8	8	0	0	0	0	0	25	8	**
Calmar Town	0	0	0	0	0	0	0	0	0	0	n/a
Devon Town	0	0	2	0	0	5	0	0	2	5	-60.0
Fort Saskatchewan City	18	14	4	8	11	3	0	0	33	25	32.0
Gibbons Town	1	0	0	0	0	0	0	0	1	0	n/a
Leduc City	44	29	2	2	0	0	0	0	46	31	48.4
Leduc County	5	5	0	0	0	0	0	0	5	5	0.0
Morinville Town	8	1	0	0	3	0	3	0	14	1	**
Parkland County	10	9	0	0	0	0	0	0	10	9	11.1
Spruce Grove City	35	20	14	4	4	0	0	0	53	24	120.8
St. Albert City	15	18	0	2	0	0	0	0	15	20	-25.0
Stony Plain Town	7	8	4	8	8	0	0	0	19	16	18.8
Strathcona County	27	28	8	2	4	3	0	0	39	33	18.2
Sturgeon County	10	9	0	0	0	0	0	0	10	9	11.1
Remainder of the CMA	0	0	0	0	0	0	0	0	0	0	n/a
Edmonton CMA	454	374	92	76	71	33	72	321	689	804	-14.3

Table 3.1: Completions by Submarket and by Dwelling Type
January - January 2011

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	% Change
Edmonton City	257	225	50	50	41	22	69	321	417	618	-32.5
Beaumont Town	17	8	8	0	0	0	0	0	25	8	**
Calmar Town	0	0	0	0	0	0	0	0	0	0	n/a
Devon Town	0	0	2	0	0	5	0	0	2	5	-60.0
Fort Saskatchewan City	18	14	4	8	11	3	0	0	33	25	32.0
Gibbons Town	1	0	0	0	0	0	0	0	1	0	n/a
Leduc City	44	29	2	2	0	0	0	0	46	31	48.4
Leduc County	5	5	0	0	0	0	0	0	5	5	0.0
Morinville Town	8	1	0	0	3	0	3	0	14	1	**
Parkland County	10	9	0	0	0	0	0	0	10	9	11.1
Spruce Grove City	35	20	14	4	4	0	0	0	53	24	120.8
St. Albert City	15	18	0	2	0	0	0	0	15	20	-25.0
Stony Plain Town	7	8	4	8	8	0	0	0	19	16	18.8
Strathcona County	27	28	8	2	4	3	0	0	39	33	18.2
Sturgeon County	10	9	0	0	0	0	0	0	10	9	11.1
Remainder of the CMA	0	0	0	0	0	0	0	0	0	0	n/a
Edmonton CMA	454	374	92	76	71	33	72	321	689	804	-14.3

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
January 2011

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Jan 2011	Jan 2010	Jan 2011	Jan 2010	Jan 2011	Jan 2010	Jan 2011	Jan 2010
Edmonton City	41	22	0	0	69	319	0	2
Beaumont Town	0	0	0	0	0	0	0	0
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	5	0	0	0	0	0	0
Fort Saskatchewan City	11	3	0	0	0	0	0	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	0	0	0	0	0	0	0	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	0	0	3	0	0	0	3	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	4	0	0	0	0	0	0	0
St. Albert City	0	0	0	0	0	0	0	0
Stony Plain Town	8	0	0	0	0	0	0	0
Strathcona County	4	3	0	0	0	0	0	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	0	0	0
Edmonton CMA	68	33	3	0	69	319	3	2

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - January 2011

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Edmonton City	41	22	0	0	69	319	0	2
Beaumont Town	0	0	0	0	0	0	0	0
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	5	0	0	0	0	0	0
Fort Saskatchewan City	11	3	0	0	0	0	0	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	0	0	0	0	0	0	0	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	0	0	3	0	0	0	3	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	4	0	0	0	0	0	0	0
St. Albert City	0	0	0	0	0	0	0	0
Stony Plain Town	8	0	0	0	0	0	0	0
Strathcona County	4	3	0	0	0	0	0	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	0	0	0
Edmonton CMA	68	33	3	0	69	319	3	2

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market January 2011								
Submarket	Freehold		Condominium		Rental		Total*	
	Jan 2011	Jan 2010	Jan 2011	Jan 2010	Jan 2011	Jan 2010	Jan 2011	Jan 2010
Edmonton City	325	266	92	350	0	2	417	618
Beaumont Town	19	8	6	0	0	0	25	8
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	2	0	0	5	0	0	2	5
Fort Saskatchewan City	33	25	0	0	0	0	33	25
Gibbons Town	1	0	0	0	0	0	1	0
Leduc City	46	31	0	0	0	0	46	31
Leduc County	5	5	0	0	0	0	5	5
Morinville Town	8	1	0	0	6	0	14	1
Parkland County	10	9	0	0	0	0	10	9
Spruce Grove City	49	24	4	0	0	0	53	24
St. Albert City	15	18	0	2	0	0	15	20
Stony Plain Town	11	10	8	6	0	0	19	16
Strathcona County	32	30	7	3	0	0	39	33
Sturgeon County	10	9	0	0	0	0	10	9
Remainder of the CMA	0	0	0	0	0	0	0	0
Edmonton CMA	566	436	117	366	6	2	689	804

Table 3.5: Completions by Submarket and by Intended Market January - January 2011								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Edmonton City	325	266	92	350	0	2	417	618
Beaumont Town	19	8	6	0	0	0	25	8
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	2	0	0	5	0	0	2	5
Fort Saskatchewan City	33	25	0	0	0	0	33	25
Gibbons Town	1	0	0	0	0	0	1	0
Leduc City	46	31	0	0	0	0	46	31
Leduc County	5	5	0	0	0	0	5	5
Morinville Town	8	1	0	0	6	0	14	1
Parkland County	10	9	0	0	0	0	10	9
Spruce Grove City	49	24	4	0	0	0	53	24
St. Albert City	15	18	0	2	0	0	15	20
Stony Plain Town	11	10	8	6	0	0	19	16
Strathcona County	32	30	7	3	0	0	39	33
Sturgeon County	10	9	0	0	0	0	10	9
Remainder of the CMA	0	0	0	0	0	0	0	0
Edmonton CMA	566	436	117	366	6	2	689	804

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
January 2011

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $449,999		$450,000 - $549,999		$550,000 - $649,999		$650,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Edmonton City													
January 2011	45	20.1	65	29.0	52	23.2	27	12.1	35	15.6	224	454,000	539,711
January 2010	37	18.4	74	36.8	42	20.9	18	9.0	30	14.9	201	433,500	488,635
Year-to-date 2011	45	20.1	65	29.0	52	23.2	27	12.1	35	15.6	224	454,000	539,711
Year-to-date 2010	37	18.4	74	36.8	42	20.9	18	9.0	30	14.9	201	433,500	488,635
Beaumont Town													
January 2011	4	26.7	5	33.3	5	33.3	1	6.7	0	0.0	15	408,984	417,339
January 2010	4	50.0	3	37.5	1	12.5	0	0.0	0	0.0	8	--	--
Year-to-date 2011	4	26.7	5	33.3	5	33.3	1	6.7	0	0.0	15	408,984	417,339
Year-to-date 2010	4	50.0	3	37.5	1	12.5	0	0.0	0	0.0	8	--	--
Calmar Town													
January 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
January 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Devon Town													
January 2011	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	--	--
January 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2011	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	--	--
Year-to-date 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Fort Saskatchewan City													
January 2011	1	6.7	7	46.7	5	33.3	1	6.7	1	6.7	15	441,500	469,180
January 2010	3	23.1	5	38.5	2	15.4	3	23.1	0	0.0	13	389,900	433,538
Year-to-date 2011	1	6.7	7	46.7	5	33.3	1	6.7	1	6.7	15	441,500	469,180
Year-to-date 2010	3	23.1	5	38.5	2	15.4	3	23.1	0	0.0	13	389,900	433,538
Gibbons Town													
January 2011	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	--	--
January 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2011	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	--	--
Year-to-date 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Leduc City													
January 2011	13	34.2	16	42.1	6	15.8	2	5.3	1	2.6	38	394,000	400,403
January 2010	21	72.4	6	20.7	1	3.4	1	3.4	0	0.0	29	281,820	319,019
Year-to-date 2011	13	34.2	16	42.1	6	15.8	2	5.3	1	2.6	38	394,000	400,403
Year-to-date 2010	21	72.4	6	20.7	1	3.4	1	3.4	0	0.0	29	281,820	319,019
Leduc County													
January 2011	1	20.0	1	20.0	0	0.0	2	40.0	1	20.0	5	--	--
January 2010	0	0.0	1	25.0	3	75.0	0	0.0	0	0.0	4	--	--
Year-to-date 2011	1	20.0	1	20.0	0	0.0	2	40.0	1	20.0	5	--	--
Year-to-date 2010	0	0.0	1	25.0	3	75.0	0	0.0	0	0.0	4	--	--
Morinville Town													
January 2011	4	50.0	3	37.5	1	12.5	0	0.0	0	0.0	8	--	--
January 2010	0	0.0	2	100.0	0	0.0	0	0.0	0	0.0	2	--	--
Year-to-date 2011	4	50.0	3	37.5	1	12.5	0	0.0	0	0.0	8	--	--
Year-to-date 2010	0	0.0	2	100.0	0	0.0	0	0.0	0	0.0	2	--	--

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
January 2011

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $449,999		$450,000 - $549,999		$550,000 - $649,999		$650,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Parkland County													
January 2011	1	25.0	0	0.0	1	25.0	1	25.0	1	25.0	4	--	--
January 2010	2	22.2	0	0.0	0	0.0	1	11.1	6	66.7	9	--	--
Year-to-date 2011	1	25.0	0	0.0	1	25.0	1	25.0	1	25.0	4	--	--
Year-to-date 2010	2	22.2	0	0.0	0	0.0	1	11.1	6	66.7	9	--	--
Spruce Grove City													
January 2011	5	18.5	14	51.9	4	14.8	3	11.1	1	3.7	27	415,000	431,759
January 2010	10	50.0	9	45.0	1	5.0	0	0.0	0	0.0	20	346,098	344,253
Year-to-date 2011	5	18.5	14	51.9	4	14.8	3	11.1	1	3.7	27	415,000	431,759
Year-to-date 2010	10	50.0	9	45.0	1	5.0	0	0.0	0	0.0	20	346,098	344,253
St. Albert City													
January 2011	0	0.0	1	9.1	4	36.4	3	27.3	3	27.3	11	554,800	597,255
January 2010	1	7.7	3	23.1	4	30.8	2	15.4	3	23.1	13	505,000	560,338
Year-to-date 2011	0	0.0	1	9.1	4	36.4	3	27.3	3	27.3	11	554,800	597,255
Year-to-date 2010	1	7.7	3	23.1	4	30.8	2	15.4	3	23.1	13	505,000	560,338
Stony Plain Town													
January 2011	4	57.1	1	14.3	2	28.6	0	0.0	0	0.0	7	--	--
January 2010	5	55.6	3	33.3	1	11.1	0	0.0	0	0.0	9	--	--
Year-to-date 2011	4	57.1	1	14.3	2	28.6	0	0.0	0	0.0	7	--	--
Year-to-date 2010	5	55.6	3	33.3	1	11.1	0	0.0	0	0.0	9	--	--
Strathcona County													
January 2011	0	0.0	7	26.9	10	38.5	1	3.8	8	30.8	26	509,000	618,423
January 2010	0	0.0	10	38.5	8	30.8	2	7.7	6	23.1	26	495,000	626,280
Year-to-date 2011	0	0.0	7	26.9	10	38.5	1	3.8	8	30.8	26	509,000	618,423
Year-to-date 2010	0	0.0	10	38.5	8	30.8	2	7.7	6	23.1	26	495,000	626,280
Sturgeon County													
January 2011	3	30.0	2	20.0	1	10.0	2	20.0	2	20.0	10	490,000	472,000
January 2010	3	33.3	0	0.0	2	22.2	0	0.0	4	44.4	9	--	--
Year-to-date 2011	3	30.0	2	20.0	1	10.0	2	20.0	2	20.0	10	490,000	472,000
Year-to-date 2010	3	33.3	0	0.0	2	22.2	0	0.0	4	44.4	9	--	--
Remainder of the CMA													
January 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
January 2010	2	100.0	0	0.0	0	0.0	0	0.0	0	0.0	2	--	--
Year-to-date 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2010	2	100.0	0	0.0	0	0.0	0	0.0	0	0.0	2	--	--
Edmonton CMA													
January 2011	82	20.9	122	31.1	92	23.5	43	11.0	53	13.5	392	445,350	507,840
January 2010	88	25.5	116	33.6	65	18.8	27	7.8	49	14.2	345	421,200	476,932
Year-to-date 2011	82	20.9	122	31.1	92	23.5	43	11.0	53	13.5	392	445,350	507,840
Year-to-date 2010	88	25.5	116	33.6	65	18.8	27	7.8	49	14.2	345	421,200	476,932

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units
January 2011

Submarket	Jan 2011	Jan 2010	% Change	YTD 2011	YTD 2010	% Change
Edmonton City	539,711	488,635	10.5	539,711	488,635	10.5
Beaumont Town	417,339	--	n/a	417,339	--	n/a
Calmar Town	--	--	n/a	--	--	n/a
Devon Town	--	--	n/a	--	--	n/a
Fort Saskatchewan City	469,180	433,538	8.2	469,180	433,538	8.2
Gibbons Town	--	--	n/a	--	--	n/a
Leduc City	400,403	319,019	25.5	400,403	319,019	25.5
Leduc County	--	--	n/a	--	--	n/a
Morinville Town	--	--	n/a	--	--	n/a
Parkland County	--	--	n/a	--	--	n/a
Spruce Grove City	431,759	344,253	25.4	431,759	344,253	25.4
St. Albert City	597,255	560,338	6.6	597,255	560,338	6.6
Stony Plain Town	--	--	n/a	--	--	n/a
Strathcona County	618,423	626,280	-1.3	618,423	626,280	-1.3
Sturgeon County	472,000	--	n/a	472,000	--	n/a
Remainder of the CMA	--	--	n/a	--	--	n/a
Edmonton CMA	507,840	476,932	6.5	507,840	476,932	6.5

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Edmonton
January 2011

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2010	January	884	21.1	1,478	2,199	2,670	55.4	314,783	-0.7	321,571
	February	1,298	20.7	1,510	2,505	2,759	54.7	316,927	2.6	325,683
	March	1,691	22.5	1,434	3,728	2,929	49.0	342,933	11.0	335,588
	April	1,846	0.2	1,473	3,884	3,036	48.5	339,172	8.7	340,773
	May	1,825	-15.5	1,379	3,670	3,010	45.8	340,723	4.4	332,554
	June	1,658	-35.0	1,200	3,473	2,864	41.9	335,271	2.1	328,466
	July	1,389	-39.0	1,243	2,955	2,707	45.9	329,731	1.5	325,981
	August	1,305	-22.0	1,232	2,730	2,656	46.4	326,550	2.6	329,846
	September	1,282	-24.8	1,303	2,695	2,751	47.4	325,060	-0.7	327,419
	October	1,154	-24.8	1,354	2,291	2,610	51.9	317,096	-0.6	324,933
	November	1,223	-3.0	1,402	1,877	2,529	55.4	318,538	0.0	330,294
	December	848	-10.5	1,395	1,124	2,609	53.5	310,885	-2.6	321,951
2011	January	792	-10.4	1,290	2,160	2,624	49.2	315,483	0.2	322,991
	February									
	March									
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q4 2009	3,744	36.2		5,167			318,864	0.7	
	Q4 2010	3,225	-13.9		5,292			316,010	-0.9	
	YTD 2010	884	21.1		2,199			314,783	-0.7	
	YTD 2011	792	-10.4		2,160			315,483	0.2	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 6: Economic Indicators
January 2011

		Interest Rates			NHPI, Total, Edmonton CMA 2007=100	CPI, 2002 =100	Edmonton Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2010	January	610	3.60	5.49	88.7	122.4	636	7.1	72.7	921
	February	604	3.60	5.39	89.0	122.9	630	6.9	71.8	905
	March	631	3.60	5.85	88.7	122.3	622	7.3	71.1	896
	April	655	3.80	6.25	89.2	122.6	623	7.6	71.3	897
	May	639	3.70	5.99	89.2	122.8	630	7.3	71.9	906
	June	633	3.60	5.89	89.0	122.7	637	7.0	72.2	917
	July	627	3.50	5.79	89.0	123.5	634	6.8	71.7	925
	August	604	3.30	5.39	89.1	122.9	634	6.8	71.5	943
	September	604	3.30	5.39	89.1	122.8	634	6.5	71.2	949
	October	598	3.20	5.29	89.1	123.3	637	6.2	71.3	950
	November	607	3.35	5.44	89.2	123.0	640	5.9	71.4	938
	December	592	3.35	5.19	89.1	123.1	646	5.8	71.8	934
2011	January	592	3.35	5.19		123.9	650	5.8	72.3	929
	February									
	March									
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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